

**THE TOWNSHIP OF MAXATAWNY  
PLANNING COMMISSION MEETING  
THURSDAY, APRIL 20, 2017**

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**MINUTES**

**CALL MEETING TO ORDER:** Kenny Bleiler called the meeting to order at 7:30PM with the Pledge of Allegiance. Members present: Ed Simpson, Nancy Unger, Earl Martin and Don Bucci. Professionals present: Solicitor, Jill Nagy; Engineer, Chris Falencki; Township Code Enforcement Officer, Chris Paff; and Township Secretary/Treasurer, Jerilyn Wehr.

Solicitor Nagy informed the audience that the Planning Commission held an executive session from 6:30pm - 7:30pm to discuss potential litigation. No decisions were made.

**APPROVAL OF THE MINUTES:**

1. Motion was made by Unger and seconded by Simpson to approve the Minutes of the February 16, 2017 Planning Commission Meeting. Motion passed (3-0).

**PLANS TO REVIEW:**

1. Corner Lot - Conditional Use
  - a. Engineer Falencki updated the Commission that they had seen this as a sketch plan. Zoning relief was granted and due to timing issues, the Board of Supervisors already held the Conditional Use Hearing. The Board of Supervisors left the hearing open for comments from the Commission.
  - b. Rob Hain of Berks Surveying presented the plan and informed the Commission that the plan has not changed much from the sketch plan. He also stated the Fire Chief has OK'd the plan.
  - c. Engineer Falencki's letter dated March 15, 2017 was reviewed.
  - d. Motion made by Bucci and seconded by Simpson to recommend the conditional use plan as presented to the Board of Supervisors. Motion passed (5-0).
2. Arrowhead lot #21 - Stanley Sweeper - Preliminary/Final
  - a. Engineer Falencki updated the Commission that they had seen this as a sketch plan. Revisions were made based off his previous letter.
  - b. Engineer Falencki's current letter dated April 19, 2017 was reviewed.
  - c. Waiver requests were reviewed.
  - d. Motion made by Simpson and seconded by Unger to recommend waiver requests. Motion passed (5-0).
  - e. Motion made by Simpson and seconded by Unger to approve conditional final plan based on Engineer Falencki's letter dated April 19, 2017 and pending any comments from Enforcement Officer Paff. Motion passed (5-0).
3. Schadler Industrial - Preliminary Plan
  - a. Rob Hain represented the plan. He informed the Commission that the driveway was updated based on PennDot review.
  - b. Engineer Falencki informed the Commission that many changes were made to the plan since they last reviewed it. They incorporated many of the comments that were made at the last meeting.
  - c. Falencki's April 19, 2017 letter was reviewed.
  - d. Paff suggested additional options for the parking lot.
  - e. Motion made by Simpson and seconded by Martin to accept the preliminary plan based on Engineer Falencki's letter dated April 19, 2017 and pending comments from Enforcement Officer Paff. Motion passed (5-0).

4. AutoZone - Sketch Plan
  - a. Chris Peters with MDM presented the sketch plan. This plan is set to be located in the Giant shopping center complex.
  - b. Engineer Falencki's letter dated April 18, 2017 was reviewed including zoning issues with the project. It may need to go through conditional use if stand alone. If part of the shopping center it will be able to proceed without conditional use.
  - c. The Conservation District plan was reviewed for storm water issues.
  - d. There was discussion among the Commission regarding the plan, including the planned driveway.
  - e. Chris Peters will need to check with the Marketplace to confirm available sewer capacity for the project.
5. East Penn Storage - Preliminary
  - a. East Penn Storage Engineer Preston represented the plan.
  - b. Engineer Falencki's letter dated April 19, 2017 was reviewed. The Commission recommended Holly for the screening on the property.
  - c. Requested waivers were already recommended.
  - d. Motion made by Simpson and seconded by Martin to recommend conditional preliminary plan approval and to recommend the plan to the Board of Supervisors based on Engineer Falencki's letter dated April 19, 2017 and pending comments from Enforcement Officer Paff. Motion passed (5-0).

**MONTHLY SUBDIVISION & LAND DEVELOPMENT STATUS REPORT:**

1. The Planning Commission reviewed the Status Report for the month.

**PROFESSIONAL SERVICES:**

1. Solicitor - Jill Nagy
  - a. Nothing at this time.
2. Engineer - Chris Falencki
  - a. Nothing at this time.

**HEARING OF THE VISITORS & PUBLIC COMMENT:**

1. Township resident, Merrick Boyer, questioned what the definition of an impervious surface was.
2. Engineer Falencki responded that it is any surface that is not grass.

**ADJOURNMENT:** Motion was made by Simpson and seconded by Bucci to adjourn at 9:25pm.

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Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer

**THE TOWNSHIP OF MAXATAWNY  
PLANNING COMMISSION MEETING  
THURSDAY, MAY 18, 2017**

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**MINUTES**

**CALL MEETING TO ORDER:** Kenny Bleiler called the meeting to order at 7:30PM with the Pledge of Allegiance. Members present: Ed Simpson, Nancy Unger, Earl Martin and Don Bucci. Professionals present: Solicitor, Jill Nagy; Engineer, Chris Falencki; Township Code Enforcement Officer, Chris Paff; and Township Secretary/Treasurer, Jerilyn Wehr.

**APPROVAL OF THE MINUTES:**

1. Motion was made by Unger and seconded by Simpson to approve the Minutes of the April 20, 2017 Planning Commission Meeting. Motion passed (5-0).

**PLANS TO REVIEW:**

1. Schadler Industrial – Final Plan
  - a. Dan from Berks Surveying presented the plan to the Commission.
  - b. Engineer Falencki updated the Commission that the Board of Supervisors conditionally approved as a preliminary plan with waivers. Also that PennDot required changes to the driveway area.
  - c. Falencki's letter dated May 16, 2017 and Paff's letter dated May 18, 2017 were reviewed.
  - d. Motion made by Bucci and seconded by Martin for conditional final approval based on Falencki's letter dated May 16<sup>th</sup> and Paff's letter dated May 18<sup>th</sup> as well as removal of note #20 on the plan. Motion passed (5-0).

**MONTHLY SUBDIVISION & LAND DEVELOPMENT STATUS REPORT:**

1. The Planning Commission reviewed the Status Report for the month.

**PROFESSIONAL SERVICES:**

1. Solicitor – Jill Nagy
  - a. Nothing at this time.
2. Engineer – Chris Falencki
  - a. Falencki informed the Commission that the Board of Supervisors had reviewed possible rezoning in Commercial areas of the Township. The Board requested the input of the Commission. The proposed options were presented. The commercial area in the W Kutztown Road area has been presented to be expanded from the current 300 feet to between 450 and 500 feet on both sides of W Kutztown Road. Also presented was a change for E Kutztown Road. That commercial area is currently set at 2000 feet on each side. It was suggested to possibly reduce that amount to 500 feet as well.
  - b. There was discussion among the Commission regarding the options presented.
  - c. Paff expressed concern regarding minimizing the E Kutztown Road area to 500 feet due to existing areas such as the trailer park, the old quarry and the new model airplane flying area.
  - d. Motion made by Simpson and seconded by Unger to change the zoning to 500 feet on both sides of W Kutztown Road. Motion passed (5-0).
  - e. Motion made by Simpson and seconded by Bucci to leave the zoning at 2000 feet from Long Lane to the Gruber/Wessner farm then reduce it to 500 feet from that point west. Motion passed (5-0).

**HEARING OF THE VISITORS & PUBLIC COMMENT:**

1. Township resident, Merrick Boyer, wanted to thank Chris Paff for setting aside a portion of his afternoon to answer some questions he had. It was very helpful and he appreciated the time.
2. Property owner, Josh Tucker, thanked the Commission for their consideration with the request for rezoning.

**ADJOURNMENT:** Motion was made by Bucci and seconded by Unger to adjourn at 8:15pm.

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Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer